

BOOK 293 PAGE 214  
STATE MS.-DESOTO CO. &  
FILED

Nov 27 8 45 AM '95

WARRANTY DEED

BK 293 PG 214  
W.E. DAVIS CH. CLK.  
By M.T.S.C.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid this day, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, James E. Daniel, Sr. hereby sell, convey and warrant unto Elvin Ray Oler, Deloise D. Oler, James E. Daniel, Jr., Rudy Davis, Andrew Smith, Juanita Smith and Jessie Wilson that certain parcel of land lying and being situated in Desoto County, Mississippi, more particularly described as follows, to-wit:

North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 29, Township 3, Range 9, Desoto County, containing 80 acres.

It is the intent of the grantor herein to convey the above-described property to the grantees named herein above in terms of their respective interest as follows:

Elvin Ray Oler and Deloise D. Oler, husband and wife: an undivided one-fourth (1/4) interest, i.e., the equivalent of twenty (20) acres, as joint tenants with full rights of survivorship.

James E. Daniel, Jr. and Rudy Davis: an undivided one-fourth (1/4) interest, i.e., the equivalent of twenty (20) acres as tenants in common.

Andrew and Juanita Smith, husband and wife: an undivided one-fourth (1/4) interest, i.e., the equivalent of twenty (20) acres, as joint tenants with full rights of survivorship.

Jessie Wilson: an undivided one-fourth (1/4) interest, i.e., the equivalent of twenty (20) acres.

This conveyance and the warranty herein contained is expressly subject to any easements or restrictive covenants pertaining to the above-described property as the same appear of record in the office of the Chancery Clerk of Desoto County, Mississippi.

Taxes for the calendar year 1995 shall be prorated between grantor and grantees herein as of the date of this instrument and thereafter shall be the sole responsibility of the grantees herein.

WITNESS MY SIGNATURE, this, the 22<sup>nd</sup> day of November, 1995.

*James E. Daniel, Sr.*  
James E. Daniel, Sr.

STATE OF MISSISSIPPI  
COUNTY OF TUNICA

PERSONALLY APPEARED before me, the undersigned Notary Public in and for the county and state aforesaid, the within named James E. Daniel, Sr., who acknowledged that he signed and delivered the foregoing Warranty Deed on the day and year therein mentioned.

Given under my hand and official seal, this, the 22<sup>nd</sup> day of November, 1995.

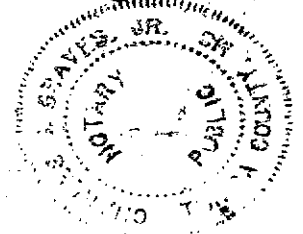
  
NOTARY PUBLIC

MY COMMISSION-EXPIRES:

~~My Commission Expires December 14, 1998~~

Grantor's Address: Rte. 2, Box 55-B  
Tunica, MS 38676  
601-363-1643  
N/A

Grantees' Address: 967 Fork Holmes Road  
Memphis, TN 38116  
901-398-2590  
N/A



Prepared by Chuck Graves, P.O. Box 1413, Tunica, MS, 38676, 601-363-3100. The property herein conveyed is located in Section 29, Township 3, Range 9, Desoto County, Mississippi. No title examination has been requested or performed by the drawer of this instrument.

CONTRACT TO CONVEY TITLE TO REAL PROPERTY

This agreement is made by and between James Daniels, Sr., and James Daniels, Jr., herein referred to as GRANTORS, and Jesse Wilson, herein referred to as GRANTEE.

FOR AND IN CONSIDERATION OF THE SUM OF FIFTEEN THOUSAND AND 00/100 DOLLARS (\$15,000), GRANTORS agree and covenant to convey to GRANTEE the following real property located and situated in DESOTO COUNTY, MISSISSIPPI, which is more particularly described as:

Ten (10) acres of land near KOKO REEF and ADJACENT TO TEN (10) ACRES PURCHASED PREVIOUSLY BY GRANTEE ON JUNE 29, 1995, which is part of an 80 acre tract North Half (N 1/2) of the Southwest Quarter (SW 1/4) of Section 29, Township 3, Range 9, DeSoto County containing 80 acres. <sup>EDR 280 In</sup>  
GRANTORS agree that GRANTEE shall have <sup>1st</sup> choice when property is surveyed. Survey shall take place no later than <sup>6/1/96</sup> 6/1/96. The parties hereto agree that the conveyance contemplated by this instrument shall be by Warranty Deed. Any liabilities incurred on this property on or before the date of this agreement shall be borne by the Grantor. It is further agreed that this contract shall be binding upon the parties hereto as well as the heirs, successors and assigns of the Grantors.

Witness the signatures of the parties hereto, this 24th Day of November, 1995.

James E. Daniels, Sr.  
James Daniels, SR.  
GRANTOR

James E. Daniels, Jr.  
James Daniels, Jr.  
GRANTOR

Jesse Wilson  
Jesse Wilson  
GRANTEE